



CITY OF MANCHESTER

PLANNING AND COMMUNITY DEVELOPMENT

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MANCHESTER ZONING BOARD OF ADJUSTMENT PUBLIC HEARING / LIMITED BUSINESS MEETING Thursday, December 8, 2022 – 6:00 PM City Hall, Third Floor – Aldermanic Chambers

I. The Chairman calls the meeting to order and introduces the Zoning Board Members and City Staff.

II. PUBLIC HEARING:

**1. ZBA2022-150
637-639 Harvard Street, R-3 Zoning District, Ward 7**

Matthew Bacon (Agent) proposes to create an additional dwelling unit in a multi-family dwelling resulting in 6 dwelling units on a lot with 5,900 SF where 9,500 SF is required and seeks a variance from section **8.04** Minimum Buildable Lot Area, of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through October 28, 2022.

**2. ZBA2022-151
1208 Hanover Street, Lots 18 and 19, R-1B Zoning District, Ward 6**

Daniel Muller, Jr., Esq. (Agent) requests relief required to allow for the subdivision of the property, where proposed Lot 19 will remain improved with a single family dwelling with 95.92' of lot frontage but which is not maintained for a depth of 100', and where proposed Lot 18 has 5,700 SF of lot area where 7,500 SF is required and with lot frontage of 60' where 75' is required and seeks a variance from section **6.02** Minimum Lot Width at Lot 19 and **6.01** Minimum Buildable Lot Area, **6.02** Minimum Lot Frontage and Width (2 counts) at Lot 18, of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through November 3, 2022.

3. **ZBA2022-152**
135 Waverly Street, R-1B Zoning District, Ward 6

Joseph Wichert (Agent) proposes to construct an 8' x 26' addition with a 6' front yard setback where 20' is required and seeks a variance from section **6.03(A)** Front Yard Setback, of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through November 3, 2022.

4. **ZBA2022-153**
523 Stark Lane, R-1A Zoning District, Ward 12

Miriam Johnson and Thomas Hagner propose to construct a two story attached garage with a 2.52' side yard setback where 10' is required, construct a second floor addition above the existing home's footprint with a rear yard setback of 17.2' where 30' required, create two parking spaces in front of the proposed garage within 4' of a building and the street lot line and with more than one parking space within the front yard setback, and maintain a shed within 4' of the side lot line and seek a variance from sections **6.03(C)** Side Yard Setback, **6.03(B)** Rear Yard Setback, **10.09(B)** Parking Setbacks (4 counts), **10.09(B)2** Parking Setbacks and **8.29(A)3** Accessory Structures and uses, of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through November 14, 2022.

5. **ZBA2021-025**
10,000 South Willow Street, IND Zoning District, Ward 8

Daniel D. Muller, Jr., Esq. (Agent) proposes to amend case ZBA2021-025, which granted relief to construct a 42 multi-family dwelling in the Industrial Zoning District, by expanding the building's footprint from 19,152 SF to 19,912 SF and increasing gross floor area from 76,708 SF to 79,648 SF, and construct two retaining walls within the side yard setback, with one wall greater than 4' tall and within 10' of a lot line and seeks a variance from sections **5.10(A)6** Multi-Family Dwelling, **8.27(D)** Fences Walls and **8.29(B)** Accessory Structures and Uses, of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through November 18, 2022.

6. **ZBA2022-035**
300 Varney Street, R-2 Zoning District, Ward 10

Christopher E. Ratte, Esq. (Agent) proposes to create a new dwelling unit resulting in a three family dwelling in the R-2 zoning district with lot frontage and width of 97.11' where 100' is required, create a parking area with less than the required 22' aisle width for two way travel and with maneuverability out of parallel spaces not in direction of travel and seeks a variance from sections **5.10(A)6** Multifamily Dwelling, **6.02** Minimum Lot Frontage, **6.02** Minimum Lot Width, **10.06(A)** Parking Layout and **10.07(D)** Parking Maneuvering, of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through November 21, 2022.

7. **ZBA2022-155**
83 Wilmot Street, R-1B Zoning District, Ward 9

James Auprey (Agent) proposes to install an accessible ramp with a 12' front yard setback where 20' is required and seeks a variance from section **6.03(A)** Front Yard Setback of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through November 28, 2022.

III. BUSINESS MEETING:

1. **ADMINISTRATIVE MATTERS:**

Request for rehearing

8. **ZBA2022-138**
1228-1230 Elm Street, CBD Zoning District, Ward 3

Attorney Suzanne Brunelle (Agent) requests a rehearing of case ZBA2022-138, appealing the decision of the Zoning Board of Adjustment granting the variance to create 100 dwelling units in an existing building on a lot with 19,612 SF where 51,500 SF is required as per documents submitted through November 9, 2022.

2. **Review and approval of the ZBA Minutes of November 10, 2022.**
3. **Any other business items from the ZBA staff or Board Members.**

<p>Full text of the agenda items is on file for review in the Planning & Community Development Department. The order of the agenda is subject to change on the call of the Chairman.</p>
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